

Wellborn Estate Concepts

Purpose Statement

This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space.

Open space should be provided so as to that density is not increased when using the cluster option. Open space should be provided against areas of lower residential density through the cluster and open space option or through a buffer requirement.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Estate and Wellborn Estate - Open in the Comprehensive Plan. The cluster option may be used only in the area designated Wellborn Estate – Open.

Subdivision Design

Lot Area

Minimum lot size: 2 acres

Absolute minimum lot size: 1 acre*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 0.5 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height. Single-family height protection applies.*

Minimum setback standards of the district apply around the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

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Agricultural Use, Farm or Pasturage

Single-Family Detached

Educational Facility, Primary & Secondary

Educational Facility, Outdoor Instruction (C)

Government Facilities (P*)

Parks

Places of Worship (P*)

Country Club

Utility (P*)

WTF – Unregulated

- C - Conditional Use Permit Required
- P* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)